

# Economic Indicators

## Loudoun County, Virginia

June 2005

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
<b>New Residential Construction</b>					
New Residential Units Permitted	May 2005	635	2,460	2,695	-8.7%
Single Family Detached Units Permitted	May 2005	319	1,482	1,547	-4.2%
Single Family Attached Units Permitted	May 2005	182	733	647	13.3%
Multifamily Units Permitted	May 2005	134	245	501	-51.1%
<i>Source: Loudoun County Department of Building and Development</i>					
<b>New Nonresidential Construction</b>					
Office SF Permitted	May 2005	284,672	1,249,661	793,750	57.4%
Flex/Industrial SF Permitted	May 2005	57,645	418,165	134,392	211.2%
Retail SF Permitted	May 2005	104,912	152,647	284,192	-46.3%
Other SF Permitted	May 2005	85,364	377,784	111,101	240.0%
Taxable SF Permitted	May 2005	36,751	301,065	264,065	14.0%
Nontaxable SF Permitted	May 2005	282,499	1,138,062	783,310	45.3%
Total Value Nonresidential Construction	May 2005	2,173	111,599	10,440	969.0%
Value of New Buildings	May 2005	\$33,886,529	\$188,551,397	\$72,529,828	160.0%
Value of Alterations/Additions	May 2005	\$23,914,630	\$165,253,247	\$46,481,437	255.5%
Route 28 Taxing District SF Permitted	May 2005	\$9,971,899	\$23,298,150	\$26,048,391	-10.6%
Value of Route 28 Permitted Construction	May 2005	109,142	413,936	556,801	-25.7%
	May 2005	\$11,694,316	\$31,823,229	\$38,182,364	-16.7%
<i>Source: Loudoun County Department of Building and Development</i>					
<b>Housing Sales</b>					
Single Family Detached	February 2005	756	1,628	1,285	26.7%
Single Family Attached	February 2005	336	784	643	21.9%
Single Family Attached	February 2005	312	610	489	24.7%
Condominium	February 2005	108	234	153	52.9%
<i>Source: Loudoun County Department of Financial Services</i>					
<b>Washington Dulles International Airport</b>					
Total Passengers	March 2005	2,404,150	6,312,358	4,125,462	53.0%
International Passengers	March 2005	410,598	1,092,211	972,869	12.3%
Total Freight (metric tonnes)	March 2005	26,529	72,642	74,052	-1.9%
<i>Source: Metropolitan Washington Airports Authority</i>					
<b>Taxable Sales (000s)</b>	4th Quarter 2004	\$1,025,272	\$3,566,280	\$3,157,717	12.9%
<i>Source: Virginia Department of Taxation</i>					

\* Percent change calculated using current year-to-date and last year-to-date.

# Economic Indicators

## Loudoun County, Virginia

June 2005

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Price of Homes Sold	February 2005	\$499,660	\$517,946	\$404,504	23.5%
Single Family Detached	February 2005	\$640,940	\$651,394	\$512,937	25.0%
Single Family Attached	February 2005	\$422,911	\$415,893	\$325,985	29.7%
Condominium	February 2005	\$281,839	\$284,827	\$208,399	35.2%

Source: Loudoun County Financial Services

<b>At Place Employment</b>					
Employees	3rd Quarter 2004	114,668	112,189	105,402	8.8%
New Jobs (over previous quarter)	3rd Quarter 2004	2,479			
Establishments	3rd Quarter 2004	6,263	6,144	5,705	9.8%
New Businesses (over previous quarter)	3rd Quarter 2004	119			
Gross Wages (millions)	3rd Quarter 2004	\$1,447	\$1,349	\$1,216	19.0%

Source: Virginia Employment Commission

<b>Consumer Price Index</b>					
Washington-Baltimore DC/MD/VA (1996=100)	April 2005	122.7	122.7	118.1	3.9%
US-All Urban Consumers (1982-84=100)	April 2005	194.6	193.3	188.0	3.5%

Source: US Bureau of Labor Statistics

<b>Civilian Labor Force</b>					
Loudoun County	April 2005	131,582	130,369	120,840	8.9%
Northern Virginia	April 2005	1,339,665	1,327,972	1,286,514	4.1%

Source: Virginia Employment Commission

<b>Unemployment Rate</b>					
Loudoun County	April 2005	2.1	2.0	1.9	10.5%
Northern Virginia	April 2005	2.5	2.4	2.1	19.0%
Virginia	April 2005	3.4	3.4	3.1	9.7%
United States	April 2005	5.2	5.4	5.4	-3.7%

Source: Virginia Employment Commission

<b>Washington Economic Index</b>					
Leading Index (1987=100)	February 2005	112.3	110.8	111.3	0.9%
Current Index (1987=100)	February 2005	119.2	118.1	108.3	10.1%

Source: Center for Regional Analysis

<b>Non-Residential Vacancy</b>					
Total	1st Quarter 2005	13.8%	14.6%	17.5%	-21.1%
Office	1st Quarter 2005	11.5%	12.8%	16.1%	-28.6%
Flex	1st Quarter 2005	24.2%	23.9%	29.7%	-18.5%
Industrial	1st Quarter 2005	6.7%	8.0%	7.1%	-5.6%

Source: Realty Information Group

\* Percent change calculated using current period and same period previous year.